

**Record and Return To:**

Velocity Commercial Capital  
30699 Russell Ranch Rd Suite 295  
Ste 295  
Westlake Village, CA 91362

**Prepared By:**

**Velocity Commercial Capital, LLC, a California  
Limited Liability Company**  
Velocity Commercial Capital  
30699 Russell Ranch Rd Suite 295  
Ste 295  
Westlake Village, CA 91362  
(818)532-3705

**14197227 B: 11467 P: 7751 Total Pages: 2**  
**01/24/2024 11:34 AM By: dsalazar Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VELOCITY COMMERCIAL CAPITAL  
30699 RUSSELL RANCH RD SUITE 295 WESTLAKE VILLAGE, CA 9136

Loan #: **6723157355**

**ASSIGNMENT OF Deed of Trust, Security Agreement and Assignment of Leases and Rents**

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Kelly Mortgage, Inc., 23011 Moulton Suite F 3, Laguna Hills, CA 92653**, by these presents does convey, assign, transfer and set over to:  
**Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362**, the following described Deed of Trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust is recorded in the **Salt Lake County, UT** Official Records.  
Original Trustor/Grantor: **BG Real Estate Services LLC**  
Original Mortgagee: **Kelly Mortgage, Inc.**

Dated: **10/26/2023** Recorded: **10/31/2023** Book: **11453** Page: **9339** in **Salt Lake County, UT** Loan Amount: **\$348,000.00**  
Property Address: **1109 West Walden Park Drive, Murray, UT 84123**  
Parcel Tax ID: **21-14-177-005**  
Legal: **Legal Description Attached**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **01/24/2024**.

**Kelly Mortgage, Inc. by Its Attorney in Fact Velocity  
Commercial Capital, LLC, a California Limited Liability  
Company**

By: 

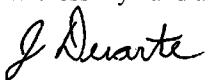
Name: **Jeff Taylor**  
Title: **EVP, Capital Markets**  
Power of Attorney previously recorded on **05/05/2023**, in Book  
No. **11336**, at Page No. **425** in **Salt Lake County, UT**.

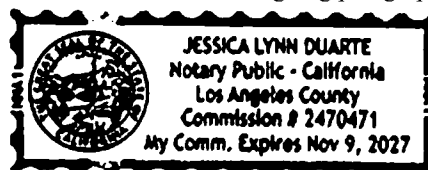
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **California**  
COUNTY OF **Los Angeles** } s.s.

On **01/24/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
Notary Public: **Jessica Lynn Duarte**  
My Commission Expires: **11/09/2027**  
Commission #: **2470471**



File No. 172798-KBF,

**EXHIBIT A  
PROPERTY DESCRIPTION**

Lot 14, WALDEN PARK SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Tax Id No.: 21-14-177-005

POOR COPY  
- CO RECORDER -